

Minutes of the Work Session of the Syracuse City Council, also acting as the Redevelopment Agency (RDA) held on August 24, 2021 at 7:06 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 850 4059 9991, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Lisa W. Bingham
Corinne N. Bolduc
Dave Maughan
Jordan Savage
W. Seth Teague

City Manager Brody Bovero
City Recorder Cassie Z. Brown

Excused: Mayor Mike Gailey

City Employees Present:
Administrative Services Director Steve Marshall
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

The purpose of the Work Session was to hear public comments; discuss a request for RDA participation in repair of Town Center clock tower; discuss recommendations from Weber Basin Water Conservancy District regarding ordinance pertaining to water conservation for landscaping purposes; discuss methods private citizens can employ to conserve culinary water; discuss water assistance program directed by the State Department of Workforce Services; discuss the following Planning items:

1. Application to rezone property located at approximately 1343 S. Bluff Road, Residential (R-1) to Residential (R-3).
2. Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone, and possible impact on proposed gas station project.
3. Proposed text amendment in Syracuse City Code Sections 10.20.030, 10.20.050, and 10.30.090 pertaining to public noticing procedures.
4. Proposed text amendment in Syracuse City Code Section 10.30.010 pertaining to swimming pool setbacks.

Discuss American Rescue Plan Act (ARPA) funding priorities; discuss Community and Economic Development (CED) Building Inspections hiring scenario; and discuss future agenda items/Council announcements.

Public comment.

There were no public comments.

Redevelopment Agency (RDA) item: Request for RDA participation in repair of Town Center clock tower.

A staff memo from the Community and Economic Development (CED) Department explained Nadim Bikhazi owns the town center development and is requesting assistance from the RDA to repair the clock tower. The four tower clocks do not show the correct time and the stucco and flashing is in bad shape. The packet included an estimate to repair/replace the stucco finish of the clock tower, at a cost of \$12,113.

Mr. Steele reviewed his memo and facilitated discussion among the Council regarding their ideas for improving the clock tower and the town center area in general and the appropriate level of RDA participation in any improvement projects. The majority of the Council voiced support for a redesign of the clock tower and associated signage; Mr. Steele stated he will confer with the landowner to get his input regarding the Council's ideas and bring back additional information for continued discussion in a future meeting.

Discussion regarding recommendations from Weber Basin Water Conservancy District regarding ordinance pertaining to water conservation for landscaping purposes

A staff memo from the City Manager explained the 2021 drought has brought landscaping issues to the forefront as communities look for more efficient use of irrigation water. Entities, including Weber Basin Water Conservancy District,

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have devised programs and incentives to encourage better use of landscaping to conserve water. In light of this situation the Council has expressed a desire to review the City's landscaping ordinances and see if improvements can be made. The current City regulations on landscaping are spread throughout the City Code, ranging from site plan and zoning requirements, to code enforcement. Below is a brief summary of the requirements in the City's landscaping ordinances:

- "Landscaping" as defined in the ordinance means: the design and placement of ornamental fixtures such as fountains, ornamental walls, fences, or benches along with the planting of vegetative materials, trees, shrubs, grass, flowers, etc.
- Architectural Ordinance: Organized landscaping is required but does not require grass. Vegetative landscaping is required in a 3-tier system: 1) grasses, ground cover, or flowers 2) shrub or vines, and 3) trees.
- Residential Planned Community Zoning: Landscaping plan is required, and only specifies the following:
 - i) Tree locations;
 - (ii) Hardscape locations;
 - (iii) Amenities;
 - (iv) Sidewalks;
 - (v) Trails;
 - (vi) Fencing;
 - (vii) Entry monument signage design and landscaping.
- Other zones require "landscaping excellence", that is well-planned, with required buffer plantings and street trees. Turf grass is not required.
- Conditional Uses: Landscaping requirements may be placed on conditional issues to address community issues and impacts from the proposed use. This might include landscaping with lower water requirements.
- Pressure Irrigation Service: Wasting water and specified restrictions are in place, along with fines, to discourage inefficient use and waste of secondary water. Large-Area property owners are also required to submit a water conservation plan to the City.
- Property Maintenance Code:
 - Weeds and grass (except ornamental grass that is part of an overall landscaping plan) can't be over 12 inches.
 - Noxious weeds are not allowed to flourish.
 - Plantings can't negatively affect the public right of way (streets, sidewalks)
 - Dead or diseased trees that constitute a public hazard are prohibited.
 - No junk or waste materials on the premise
- Public Improvement Design Standards: Developers are required to incorporate existing landscaping features into the design of project where feasible and practical. This encourages existing trees and other plantings that have survived without the need for regular irrigation.

Below is a brief summary of suggested changes to landscaping requirements, in consultation with Weber Basin Water Conservancy District:

1. Intent Language: Improve the intent language to emphasize the use of thoughtful, water-wise landscaping. Suggested language would be something like, "The city encourages water wise landscaping in both new landscape projects and the retrofitting of existing landscapes both commercial and residential. The city does not require turfgrass in landscaping but does require live plant material to be installed and maintained as an important component of each project for beautification, dust suppression, soil and water retention, reduction of the heat island effect, and oxygen production. All live plant material should be watered efficiently and precisely avoiding over spray and water waste. Properties composed solely of bare earth or gravel or bark mulched areas devoid of plant material are not allowed. Noxious weeds or other volunteer plants are not considered to be landscaping."
2. Maximum Limits on Turf Grass for Commercial and Industrial Properties: Add language to limit turf grass to a maximum of 15% of the landscaped area.
3. Require Drip Irrigation on Landscaping: Landscaped areas that do not consist of turf grass are required to be drip irrigated, instead of spray irrigation.
4. Prohibit mixed irrigation zones: Drip and spray irrigation heads are not allowed to be on the same irrigation zone.
5. Commercial and HOA Prohibitions on Water-wise landscaping outlawed: Governing documents for HOAs and Commercial land are void and unenforceable if they include restrictions or conditions that have the effect of prohibiting the use of water-conserving plants as a group or require turf grass in portions higher than allowed by the ordinance.

6. Turf Grass Limits on HOA-Maintained Property: HOA-maintained property may have a maximum of 35% turf grass, not including dedicated recreation space.

The memo concluded the goals of this discussion are to review current and proposed policies for regulation of landscaped areas and provide policy direction to the Administration in preparation to drafting ordinance language.

Mr. Bovero reviewed his staff memo and facilitated a review of the City's current ordinance and discussion regarding the Council's priorities for ordinance amendments aimed at water conservation and the installation of water-wise landscaping. The Council provided feedback regarding the areas of the proposed ordinance they feel are too vague to enforce and also debated the appropriate penalties for violation of the ordinance. There was also high-level philosophical discussion and debate regarding the types of developments in the City in which the use of turf should be prohibited. Mr. Bovero indicated he will provide the Council's feedback to Weber Basin and bring an amended document back to the Council in a future work session for continued discussion.

Discussion regarding methods private citizens can employ to conserve culinary water.

An administrative staff memo explained that during the Town Hall Meeting on Aug 5, 2021, a comment was raised to understand what efforts the City makes for conservation of indoor water use and if the City mandates conservation on indoor plumbing for new construction. The response to the comment was to have a council discussion. The City does not have mandatory conservation requirements for indoor plumbing. Plumbing must meet international plumbing code. The City makes efforts to educate the public on indoor water conservation. The water conservation plan has the following:

- Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the trashcan.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

Mayor Gailey reviewed the staff memo and asked the Council if they were interested in doing more to promote or legislate indoor water conservation. The Council engaged in philosophical discussion of the issue and indicated that while they think it is a good idea for the City to communicate water conservation ideas to residents, they do not want to take steps towards mandates that would restrict personal decisions.

Discussion regarding water assistance program directed by the State Department of Workforce Services

A staff memo from the Administrative Services Director provided a summary of the terms of the Water Assistance Grant:

- Administered through Department of Workforces who contracts with HEAT agencies to determine eligibility of program.
- Very similar to the HEAT program with the same qualifications.
- The funding came from federal stimulus grant funds similar to ARPA.
- Family in need will apply for assistance through DWS contracted HEAT agencies.
- If the family is eligible, a check will be issued and sent directly to the City for payment.
- The City would have to enter into an agreement with DWS in order for citizens to be eligible.

- Between October 2020 and May 2021, 35 households residing in zip code 84075 were paid a HEAT benefit.
- Between October 2019 and May 2020, 59 households residing in zip code 84075 were paid a HEAT benefit.
- This program will run until September 30, 2023.
- The program can pay for four types of water fees/bills -
 - Drinking water
 - Wastewater
 - Storm water
 - Ground water
- The program will also pay for other fees or arrearages if it is required to restore water services or prevent water shut-off for the household.
- We are not required to participate in the program.
- Our city staff will not be making eligibility determination. We will be required to submit data and usage information to the program.

Mr. Marshall reviewed the staff memo and indicated the decision before the Council is whether to enter into an agreement with Workforce Services to allow the temporary water assistance program to cover Syracuse City residents. The Council indicated a willingness to consider action on the execution of a contract during their next business meeting.

Planning item: Application to rezone property located at approximately 1343 S. Bluff Road, Residential (R-1) to Residential (R-3).

A staff memo from the Community and Economic Development (CED) Department provided the following information regarding the application:

Location:	1343 S. Bluff Road
Current General Plan:	Low Density Residential
Current Zoning:	R-1 (Single-Family residential at 2.3 units per acre)
Proposed Zoning:	R-3 (Single-Family residential at 4 units per acre)
Units per acre:	2.38

The applicant is requesting approval of a rezone from R-1 to R-3 to allow for development of single-family lots. R-1 minimum lot size is 12,000 square feet and R-3 is 8,000 square feet. The only uses permitted in the R-1 Zone that are not permitted in R-3 are aviaries, farm animal keeping, fruit and vegetable stands, dog kennels, and greenhouses. The Planning Commission reviewed the item on August 17, 2021 and forwarded a positive recommendation.

CED Director Steele reviewed the staff memo.

Councilmember Maughan inquired as to the number of lots that the applicant can get on the property if the zone change is approved. Mr. Steele stated the size of the property limits overall development, but the R-3 zone will allow them to get one more lot than if the R-1 zone were maintained.

Councilmember Savage stated his only concern is creating an island of R-3 zoning in the middle of R-1 zoning. Councilmember Maughan agreed and stated that given that the applicant can only get one more lot, he does not see a reason to approve the zone change.

Councilmember Bolduc stated she is supportive of the zone change because of the location of the property and its proximity to the future West Davis Corridor; additionally, the properties across Doral Drive near Buffalo Point Elementary School are all zoned R-3 so there is R-3 zoning near the subject property.

Mayor Gailey directed staff to place the application on the next business meeting agenda for continued discussion and possible action.

Planning item: Continued discussion of potential text amendment in Syracuse City Code Section 10.100 pertaining to the Town Center Overlay Zone, and possible impact on proposed gas station project.

A staff memo from the Community and Economic Development (CED) Department explained one of the goals of the City's recently adopted Economic Development 'PEP' Plan is to "Establish the city as the "Un-I-15" alternative to 'typical' cities on the Wasatch Front." -'Typical' cities on the Wasatch Front are commonly built with automobile-oriented land uses and designs. The 2019 General Plan visioning committee identified during a survey that 'Highway Commercial' was among the least desirable themes for new development. The Town Center Overlay Zone implements standards with the goal to create a pedestrian friendly and mixed-use core. This is for economic development but also pedestrian safety. The city has experienced multiple pedestrian injuries and even death from auto collisions in recent history. There is a proposal to build a 'typical' gas station within the town center where there is concern that the proposed typical design will reduce pedestrian

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safety and detract from the desired mixed-use core. Recently a 'Designing for Pedestrian Safety' training was given to Planning Commission and this slideshow is included in this report as it relates to this topic of economic development branding and placemaking. Planning Commission voted on July 20, 2021 to forward a positive recommendation to amend the Town Center Overlay Ordinance.

CED Director Steele reviewed the staff memo and facilitated high-level discussion among the Council and Maverik representatives Belinda Madsen and Leslie Mascaro regarding the implications of the proposed ordinance amendments and the manner in which the amendments would help them to achieve their desired project to relocate their existing Maverik store on 1700 South across the street to the north next to CVS. There was discussion about the conceptual design of the new store; reuse of the existing store's site; cross access easements with adjacent properties; timing of the new project and demolition of the building and removal of the fuel tanks on the old site; maintaining the drive aisle to Founder's Park and Syracuse Elementary School; and parking accommodations on the site and safe movement of vehicular traffic.

Council discussion then shifted to the need to amend land use ordinances to ensure that the City is being friendly to businesses; some design guidelines and building placement requirements are too restrictive and can result in businesses choosing to relocate in other communities. Mr. Steele stated that such amendments are acceptable, so long as the Council acknowledges that doing so is not in keeping with the vision that has been defined for the City's town center. The Council stated they feel that the proposed project will fit the vision for the City's town center while also providing a service that residents desire in this area. The reached consensus to proceed with consideration of text amendments that would allow Maverik to submit their development application. City Manager Bovero stated that it is important to note that CED Director Steele's position is that Maverik's plan could have proceeded according to the City's current land use ordinances but was not possible due to a restriction imposed by CVS. He stated he does not want Mr. Steele to be misrepresented as being anti-business. Mayor Gailey stated that the proposed text amendments will be placed on the September 14 business meeting agenda for continued discussion and action.

**Planning item: Proposed text amendment in Syracuse City Code
Sections 10.20.030, 10.20.050, and 10.30.090 pertaining to public
noticing procedures.**

A staff memo from the Community and Economic Development (CED) Department explained Utah's 2021 legislative session removed the requirement from Utah Code section 10-9a-205 to run land use issues in a "newspaper of general circulation within the area". Syracuse City Code currently requires that we continue to do so. The memo provided the following findings:

- The Community and Economic Development Department spent approximately \$10,000 in Fiscal Year 2020 to post public hearings and agendas in the Ogden Standard-Examiner.
- A 2019 survey conducted by Y2 analytics of Salt Lake City determined that roughly 29 percent of Utahns get their news from local print newspapers and indicated that percentage is steadily declining. In Syracuse City, that represents approximately 9,000 citizens.
- Staff has been unable to reach the Standard-Examiner for subscription data within the Syracuse; however, it seems unlikely that all 9 thousand local newspaper readers subscribe to the Standard-Examiner (and peruse the legal section for items related to land use issues).

Based on the findings of the Utah State Legislature that newspaper noticing is no longer required, and declining readership numbers, staff recommends approval. Planning Commission reviewed the item on August 3 and is recommending approval.

CED Director Steele reviewed the staff memo. The Council voiced their support for the text amendment and Mayor Gailey directed staff to place the application on the September 14 consent agenda for approval.

**Planning item: Proposed text amendment in Syracuse City Code
Section 10.30.010 pertaining to swimming pool setbacks.**

A staff memo from the Community and Economic Development (CED) Department explained that during their regular meeting on July 20, 2021 the Planning Commission reviewed the report below concerning swimming pool setbacks and recommended staff schedule a public hearing to review reducing the current eight-foot setback to six feet. The proposed ordinance amendment has been included as an attachment to this report. Some additional modifications have been made for continuity to regulate all structures outlined in the ordinance rather than solely pools. The City Council originally requested the Planning Commission investigate a potential reduction in the current setback requirements for swimming pools. The current setback is 8 feet from any property line for any pool type over 24 inches deep. This requirement affects both above-ground and in-ground pools. A fence with a minimum 48-inch height is also required to surround the pool in some way (hot tubs with lockable safety covers meeting ASTM F1346-91 requirements are exempt from the fencing requirement). The memo discussed findings of Planning staff and the Planning Commission. A major consideration when determining pool setbacks is grounding and bonding to prevent electric shock. All pools within 6 feet of any grounded metal object must be

bonded to prevent injury or death that may result from a person completing a circuit by touching the pool water and metal object. This distance is increased when using pool maintenance tools such as pool skimmers with an average maximum length of 10 feet as these tools are often made from metal. When considering a pool setback, Building Code requires a minimum distance of 6 feet from any surrounding metal to the edge of water. This applies to any metal, not only that which is electrically charged. The metal may also be on a surrounding property and would require bonding wires to be attached and moved across the property line to meet Building Code. This already required and does not need to be incorporated into City Code. Best pool design practices encourage decking around the entire perimeter of the pool to allow for maintenance. This implies some minimum setback from the property line but can be determined on a case-by-case basis. A common minimum decking width is three feet. Water is also constantly moving from pools into the surrounding soils unless the materials used are entirely waterproof as in the case of some above-ground pools. In-ground pools almost always leak into soils at some rate. Impacts to surrounding soils, the types of soil surrounding the pool, and the groundwater depth all impact the buoyancy and structural integrity of a pool. In-ground pools are most affected but long-term above-ground pools can also be impacted. Above-ground pools are likely to have a greater impact on the surrounding area if they experience a wall failure. Water will disperse much more quickly than an in-ground pool. In-ground pools are susceptible to cracks and shifts with the potential to be lifted by ground-water buoyancy. Ultimately, property owners are responsible for the operation and maintenance of their pools, regardless of location. If a property owner chooses to place a pool directly against a property line and it fails resulting in damage to a neighbor's property, they are liable for that damage. Unlike structures, pools are often either less than 6-feet or in the ground and do not have the same visual impact as a shed or garage which could be built close to the property line. The City Code currently allows sheds up to 10 feet to be built on the property line if they are less than 200 square feet. It also permits fences up to 6 feet to be built to the property line. In terms of flooding, an average 12x24-foot in-ground pool with a depth of five feet holds approximately 10,800 gallons of water. An average above-ground pool 48 inches high with a 15-foot diameter holds approximately 5,310 gallons. A 5/8-inch garden hose delivers 17 gallons of water per minute or 24,480 gallons per day. This is over twice the capacity of an in-ground pool. Granted, above-ground pools may experience catastrophic failure and lose almost all their water at once, but this is extremely unlikely with in-ground pools. Even if the in-ground pool contained 20,000 gallons and this drained unsupervised over the course of 7 days, the leak rate would be 2,857 gallons per day or what a garden hose could deliver in about 3 hours. Because of minimal flood impact, established Building Code and structural requirements, and property owner liability, staff recommends that the setback for pools be reduced to six feet. This allows for more flexibility than the current Code but keeps pools away from potentially be required to bond to metal across a property line. The memo concluded the Planning Commission reviewed the item on August 3, 2021 and is recommending approval.

Mr. Steele reviewed the staff memo.

Council discussion and debate centered on whether the amendment would provide for sufficient space between the swimming pool and adjacent fences/properties boundaries. They reached consensus to proceed with the code amendment and Mayor Gailey directed staff to place the item on the September 14 agenda for action.

Planning item: Discussion regarding the City's receipt of an intent to file annexation petition – Salt Edge Project, approximately 144 acres at 4700 W. 1500 S.

This item was removed from the agenda and was not discussed at the request of the applicant.

Discussion of American Rescue Plan Act (ARPA) funding priorities.

A staff memo from the City Manager and Administrative Services Director summarized the ARPA grant:

- There are different categories of government entities: States, Counties, Metropolitan cities, Non-entitlement Units, Tribal, Territories.
- We are considered a Non-Entitlement Unit because we have a population of less than \$50,000.
- Layton and Clearfield amount others are considered Metropolitan cities because of size or because of status with the CBDG grant.
- Non-Entitlement Units (Syracuse) must receive our funds through the State of Utah similar to how the CARES Act was distributed.
- As of today, we have received half of our funds or \$1,861,537 of our total of \$3,723,074.
- The money will be distributed in 2 tranches –the second will be a year from now.
- We have until December 31, 2024 to spend this money.
- This allocation method helps us because we are considered a subrecipient of the State of Utah. This means we will have less reporting requirements than those cities that receive the money directly from the feds.

The Coronavirus State and Local Fiscal Recovery Funds provide eligible state, local, territorial, and Tribal governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, and more equitable economy as the country recovers. Recipients may use these funds to:

- Support public health expenditures, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff
- Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector
- Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic
- Provide premium pay for essential workers, offering additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors
- Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet

Within these overall categories, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities.

NOTABLE QUESTIONS AND ANSWERS

- **4.3. May recipients use funds to pay interest or principal on outstanding debt? No.** Expenses related to financing, including servicing or redeeming notes, would not address the needs of pandemic response or its negative economic impacts. Such expenses would also not be considered provision of government services, as these financing expenses do not directly provide services or aid to citizens. This applies to paying interest or principal on any outstanding debt instrument, including, for example, short-term revenue or tax anticipation notes, or paying fees or issuance costs associated with the issuance of new debt.
- **6.1. What types of water and sewer projects are eligible uses of funds?** The Interim Final Rule generally aligns eligible uses of the Funds with the wide range of **types or categories of projects that would be eligible to receive financial assistance through the Environmental Protection Agency's Clean Water State Revolving Fund (CWSRF) or Drinking Water State Revolving Fund (DWSRF)**. Under the DWSRF, categories of eligible projects include treatment, transmission and distribution (including lead service line replacement), source rehabilitation and decontamination, storage, consolidation, and new systems development. Under the CWSRF, categories of eligible projects include: construction of publicly owned treatment works, nonpoint source pollution management, national estuary program projects, decentralized wastewater treatment systems, stormwater systems, water AS OF JULY 19, 2021 28 conservation, efficiency, and reuse measures, watershed pilot projects, energy efficiency measures for publicly-owned treatment works, water reuse projects, security measures at publicly-owned treatment works, and technical assistance to ensure compliance with the Clean Water Act.
- **8. Ineligible Uses**
 - States and territories may not use this funding to directly or indirectly offset a reduction in net tax revenue due to a change in law from March 3, 2021 through the last day of the fiscal year in which the funds provided have been spent.
 - No recipient may use this funding to make a deposit to a pension fund.

Mr. Marshall reviewed the staff memo and he and Mr. Bovero facilitated discussion among the Council regarding their priorities for use of ARPA funds. The Council provided general direction to Administration that they are comfortable utilizing ARPA funds in the same manner that the City used CARES Act funds in the last Fiscal Year; they indicated they will perform a detailed review of ARPA allowances in advance of a formal action on a budget amendment later this fall. Mayor Gailey stated that COVID cases have spiked in Syracuse recently and critical to administration is being able to respond to those trends as they are occurring. He asked if the Council would be comfortable holding off on decisions regarding the use of ARPA funds until the November strategic planning meeting. The Council indicated they are comfortable with that process.

Discussion of Community and Economic Development (CED) Building Inspections hiring scenario.

A staff memo from the Community and Economic Development (CED) Department explained the Council recently reviewed the CED staffing levels in relation to increased amount of inspections because of high construction rates and a potential retirement on the team. With the un-forecasted increase of COVID cases, there is a chance that the predicted retirement may not happen, in which case we would like to present a new preferred scenario if that is the case.

Mr. Steele reviewed his staff memo and offered a comparison of the present scenario with the potential variation if the retirement does not happen. The Council expressed concern about making permanent staffing adjustments that may need to be changed if the employee does not retire. The Council stated they are comfortable approving the variation only if the current inspector does not retire; in the meantime, the previous decision regarding staffing will be upheld.

City Council Work Session

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Discussion of future agenda items/Council announcements.

The Council discussed and reported on community events and discussed any needs for future agenda items. City Manager Bovero also the calendar of upcoming work session agenda items.

The meeting adjourned at 9:43 p.m.

Mike Gailey
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: October 12, 2021